

**County of Loudoun**  
**Department of Planning**

**MEMORANDUM**

**RECEIVED**

FEB 02 2010

LOUDOUN COUNTY  
DEPARTMENT OF PLANNING

**DATE:** February 2, 2010

**TO:** Marchant Schneider, Project Manager  
Land Use Review

**FROM:** Sarah Milin, Senior Planner  
Community Planning



**SUBJECT: CMPT 2010-0001 - Dulles Industrial Park South, Lot 1**

**BACKGROUND**

Dulles South Properties, LLC and AmeriGas Propane are requesting a Commission Permit to install two 30,000 gallon storage tanks for the distribution and storage of propane gas in the MR-HI (Mineral Resource-Heavy Industry) zoning district. The subject site contains approximately 4.53 acres and is located within an existing industrial area on the north side of Route 50, west of Pleasant Valley Road on Wade Drive. It has been previously cleared and graded for development and contains several buildings, including an office/heavy equipment repair building and storage sheds. The Washington Dulles International Airport is north of the site. In accordance with the Revised 1993 Loudoun County Zoning Ordinance, a Commission Permit (CMPT) is required for a public service corporation, whether publicly or privately owned, to locate within Loudoun County. Commission Permit applications are evaluated to determine if the general location, character and extent of the proposal are in substantial accord with the Comprehensive Plan. According to a zoning determination issued on January 20, 2010, the proposed use requires a Commission Permit because the Code of Virginia, Section 56 includes gas companies in the definition of a "public service corporation".

A Special Exception application (SPEX 2009-0006) has been previously reviewed for the proposed use. In Community Planning's second referral for that application (dated November 16, 2009), staff recommended approval of the proposed Special Exception provided that appropriate conditions of approval be agreed upon to ensure that potential negative impacts will be avoided, minimized or mitigated. Draft Conditions of Approval (January 21, 2010) associated with the Special Exception application have been included with the Commission Permit application that are consistent with staff's recommendations.

**COMPLIANCE WITH THE COMPREHENSIVE PLAN**

Guidance for development of the subject property is provided by the Revised General Plan, as amended by the Arcola Area/Route 50 Corridor Plan. The Revised Countywide Transportation Plan and the Bicycle and Pedestrian Mobility Master Plan ('Bike/Ped Plan') also apply. The site is

located in the Dulles Community of the Suburban Policy Area and designated for Industrial uses (*Arcola Area/Route 50 Corridor Plan, Planned Land Use Map*).

The Plan states that areas in the Route 50 corridor like the subject site that are designated for Industrial uses are subject to the policies and land use mix ratios of Chapter 6 except as modified or supplemented by the Arcola Area/Route 50 Corridor Plan (*Arcola Area/Route 50 Corridor Plan, General Industrial Policy 1*). The land use policies in Chapter 6 and the energy and communication facilities policies in Chapter 2 of the Revised General Plan were used to evaluate the proposed Commission Permit.

## **ANALYSIS**

### **1. Land Use**

The Plan recognizes that gas, electrical and communication service, all provided by the private sector, are essential components of daily life. The County supports the timely delivery of these services to businesses and households as development occurs, but seeks to minimize the negative visual impacts through regulations and the Commission Permit process (*Revised General Plan, Chapter 2, Energy and Communication Facilities text*). The preferred way to minimize negative impacts is to locate facilities in appropriate areas of the County, including planned Industrial areas, as proposed in this application. In the Route 50 corridor, the County supports industrial uses as the preferred use in designated industrial communities (*Arcola Area/Route 50 Corridor Plan, General Industrial Policies 3 and 4*). Plan policies also intend that designated Industrial areas will accommodate the continued operation and expansion of major industrial uses in the County and provide a degree of protection for industrial uses from other land uses. Primary land uses in these industrial areas are General Industry and Heavy Industry (*Revised General Plan, Chapter 6, General Industrial text*).

The proposed location of the propane storage and distribution facility, considered by the Revised General Plan to be an industrial use, on a property planned for Industrial uses is consistent with the Plan's vision. Furthermore, the proposed use is generally compatible with the surrounding industrial uses that exist in the area today. The subject property currently contains an air compressor rental company and a landscaping company. Other properties in the site's immediate vicinity have been developed with a variety of heavy, light, and flex industrial uses, including several landscaping and composting companies, a crane service company, an irrigation supply company, large construction equipment and vehicle/truck storage companies, a concrete company, and a recycling and processing waste company.

***Staff finds that the proposed propane storage and distribution facility is consistent with the general land use and energy facilities policies of the Revised General Plan.***

## **RECOMMENDATIONS**

Staff recommends approval of the proposed Commission Permit.

cc: Julie Pastor, AICP, Planning Director  
Cindy Keegan, AICP, Program Manager, Community Planning, via e-mail